



*Town of Acton
472 Main Street
Acton, MA 01720*

*Telephone (978) 264-9612
Fax (978) 264-9630*

*Board of Selectmen
F. Doré Hunter, Chairman*

July 6, 2007

Re: Alexan Concord
MH # SA -07-001
Site Approval Application Notification Reply

Ms. Nancy Andersen
Manager, Rental Programs & Development
Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

Dear Ms. Andersen:

The Acton Board of Selectmen met with the proponent of this project for an extended period of time on June 25, 2007. While the Acton Board of Selectmen foresees many benefits to this project, it is very concerned about the following items:

- The proponent revealed that questions exist as to the legal status of the egress easement.
- The proponent's traffic study indicated access would be over "Old Powdermill Rd., a public way within the Town of Acton". Your letter of June 21, 2007, indicates the proponent questions whether this so-called road is, in fact, a public way.
- The proponent indicated the proposed 350 unit residential apartment community is expected to generate approximately 2,254 vehicle trips on an average weekday. Presently, Sudbury Road carries 3,990 vehicles per day. The proposed project will increase the traffic by 2,254 vehicles per day. This is a 56% increase.
- The 2,254 cars will be entering and leaving Sudbury Road at a point where there is limited sight distance. This is at the point where Sudbury Road leaves Acton and becomes Powder Mill Road in Maynard. The proponent's consultant has recognized these limitations and has proposed changes to the intersection. The changes include realigning the entrance with Sudbury Road, realigning and widening Sudbury Road in Acton and Powder Mill Road in Maynard, and construction of sidewalks. To accomplish these changes, it appears that land takings in both Acton and Maynard will be necessary. The ability of the proponent to obtain the necessary land for the improvements is paramount.
- The proponent's traffic study recommended Old Powdermill Road be reconstructed, as necessary, to create a minimum roadway cross-section of 24-36 feet.
- Item 2 of the proponent's traffic study represents the proposed changes in a general manner. The Town will be very interested in the details of the design. Presently, the intersection works due to the relatively light volume of traffic entering at this location and that its geometry forces most vehicles to use caution. Improving the geometry of the roadway even slightly may reduce the caution exercised today, causing more accidents, especially when you increase the entering traffic from approximately 200 vpd to over 2,254. The existing 85% speed was determined to be 28 mph. With improvements, this speed will rise. This will be of great concern particularly during winter icing conditions.
- The proponent indicated the unsignalized intersection at Route 62 and Sudbury Road in Acton is currently operating over capacity (level F) during the weekday evening peak hour. The proponent's traffic study indicates with the project built, both morning and afternoon peak hours will be at level F. The morning queue will be 26 cars which will block Westside Drive. The afternoon queue was not calculated, however, we believe it will extend into Maynard.

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- The proponent indicated the signalized intersection at Route 62 and High Street in Acton is operating over capacity during the weekday evening peak hour for left-turn movements.
- The intersection of Parker and High Streets was evaluated in the proponent's traffic study. The proponent suggests minimal impact on this intersection due to the proposed development. The traffic counts in the proponent's traffic study did not concur with our recent counts on High Street. We believe the proponent should review its data and ours and make appropriate adjustments to its findings and recommendations for this area.
- The proponent has not provided any information as to the additional carbon imprint of the project and the associated traffic backups.

The Acton Board of Selectmen believes:

1. Questions exist as to the legal status of Old Powdermill Road and the Board asks the proponent to document the legal status of the roadway/easement.
2. The surrounding infrastructure in Acton and Sudbury is insufficient to safely accommodate the proposed project.
3. The proponent must provide vertical curbed sidewalks from the development to the Stop & Shop Shopping Center with associated signalized pedestrian crossings.
4. The proponent's consultant has determined that Sudbury Road and its intersection with Route 62 are severely inadequate for the intended use. The mitigation measures needed will be extensive, expensive and, in some cases, impossible to achieve without obtaining land from other parties.
5. Assabet River Watershed environmental impacts are not fully documented, including, but not limited to, the effects the project may have on the Nuclear Metals, Grace and Agway 21E sites.
6. Acton should be able to count 100 of the units towards Acton's 10% affordable housing count.

The proponent indicated the Town of Concord owns a parcel of land, which would provide direct access to Forrest Ridge Road in Concord. Forrest Ridge Road in Concord provides a direct connection to Route 62 and would alleviate the majority of impacts in Acton and Sudbury and decrease the carbon imprint of the project.

Based upon the above noted concerns, the Acton Board of Selectmen asks that MassHousing direct the proponent to provide access via Forest Ridge Road in Concord before granting approval.

Thank you for your time and consideration.

Regards,



F. Dore' Hunter, Esq
Chairman, Board of Selectman
Town of Acton, MA

CC: Town of Concord Board of Selectmen
Town of Sudbury Board of Selectmen